



**JAMES  
ANDERSON**



# TO LET

Paynesfield Avenue, East Sheen, SW14

# £3,750 Per Month

Per Month

A five bedroom Victorian house arranged over three floors and positioned in a sought after East Sheen location. This exceptional home comprises entrance hall, reception room with dining area, spacious and fully fitted kitchen/breakfast room leading out onto a private rear garden with decking. To the first floor there are two good sized double bedrooms, family bathroom with shower over bath and a further principle bedroom. The third floor boasts an excellent loft conversion providing a further two double bedrooms, one with Juliet balcony and en-suite. Further benefits include high ceilings, period features, gas central heating and original wood flooring. Paynesfield Avenue is conveniently located for all the shops, bars and restaurants of East Sheen town centre and is within easy reach of Richmond Park, Barnes Station and Mortlake Station (25 minutes to London Waterloo).



Five Bedrooms



Two Bathrooms



Unfurnished



Eat-In Kitchen



EPC E | Council Tax Band G | Holding Deposit £865.38



Easy Access to Mortlake Station



Close to Local Schools and Nurseries



Richmond Park 0.8 Miles



Supermarkets and Shopping



Deposit £4326.92 | Minimum Term 12 Months



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

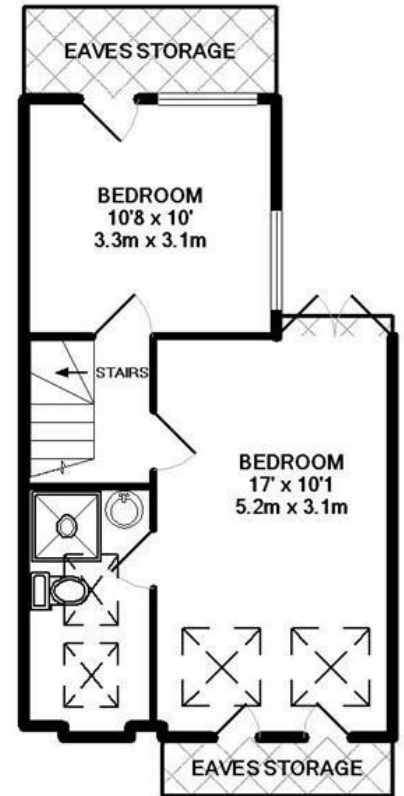
0208 876 6611



GROUND FLOOR  
APPROX. FLOOR  
AREA 51.5 SQ.M.  
(555 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 50.3 SQ.M.  
(541 SQ.FT.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 34.2 SQ.M.  
(369 SQ.FT.)

PAYNESFIELD ROAD  
TOTAL APPROX. FLOOR AREA 136.1 SQ.M. (1465 SQ.FT.)  
Made with Metropix ©2008

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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